

# STEWART & WATSON

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**20 PINTAIL PLACE, PETERHEAD**  
*AB42 1WX*



## *2 Bedroom Semi-Detached Bungalow*

- Quiet Residential Location
- Two Double Bedrooms
- EPC = C (72)
- Multi Car Tarred Driveway
- Mains Gas C.H, & uPVC D.G.

***Offers Over £115,000***

***Home Report Valuation £125,000***

***www.stewartwatson.co.uk***

## **TYPE OF PROPERTY**

This is a two bedroom semi-detached bungalow which has been well maintained and would be suitable for the first time buyer, buy-to-let investor or mature buyer looking to downsize, located in a popular residential area and benefits from uPVC double glazed windows and mains gas central heating. The spacious lounge is situated at the front of the property.

The kitchen is fitted out with a range of wood effect wall and base units with contrasting cream worktops incorporating stainless steel sink and a free standing gas cooker. There are spaces for two under counter appliance.

The wet room has a white two piece suite comprising toilet and wall hung wash hand basin. There is also an instant demand shower.

Both bedrooms are double in size and both have built in storage. There is additional storage by way of a cupboard in the kitchen and a double sliding door cupboard in the entrance vestibule.

## **ACCOMMODATION**

### **Entrance Hall**

<b>Lounge</b>	<b>16'5 x 10'6</b> (5.01m x 3.20m)
<b>Kitchen</b>	<b>10'9 x 10'5</b> (3.28m x 3.19m)
<b>Bedroom 1</b>	<b>10'9 x 8'7</b> (3.30m x 2.61m)
<b>Bedroom 2</b>	<b>10'9 x 8'6</b> (3.30m x 2.51m)
<b>Wet Room</b>	<b>7'5 x 5'5</b> (2.27m x 1.67m)

**Please Note. All sizes taken at widest point.**



**Lounge**



**Kitchen**



**Lounge Alt**



**Kitchen Alt**



**Bedroom 1**



**Bedroom 2**



**Wet Room**



**Enclosed Rear Garden**

## OUTSIDE

The front garden has a slabbed patio area and area of grass. The low maintenance rear garden has a slabbed patio area with steps leading to a further slabbed patio area with another set of steps leading to an area of chipped stone. To the side of the property is a multi-car tarred driveway and wooden garden shed.

## ITEMS INCLUDED

All floor coverings, window dressings and light fittings. The wooden garden shed is also included in the sale.

### Council Tax

Band = B

### EPC Banding

EPC = C (72)

### Entry

By arrangement

### Viewing

Contact our Peterhead office – (01779) 476351

### Email

[peterhead.property@stewartwatson.co.uk](mailto:peterhead.property@stewartwatson.co.uk)

### Offers

All offers should be submitted in writing to our Peterhead office

### Reference

NH/GBD

**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars**

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